APR16 '82

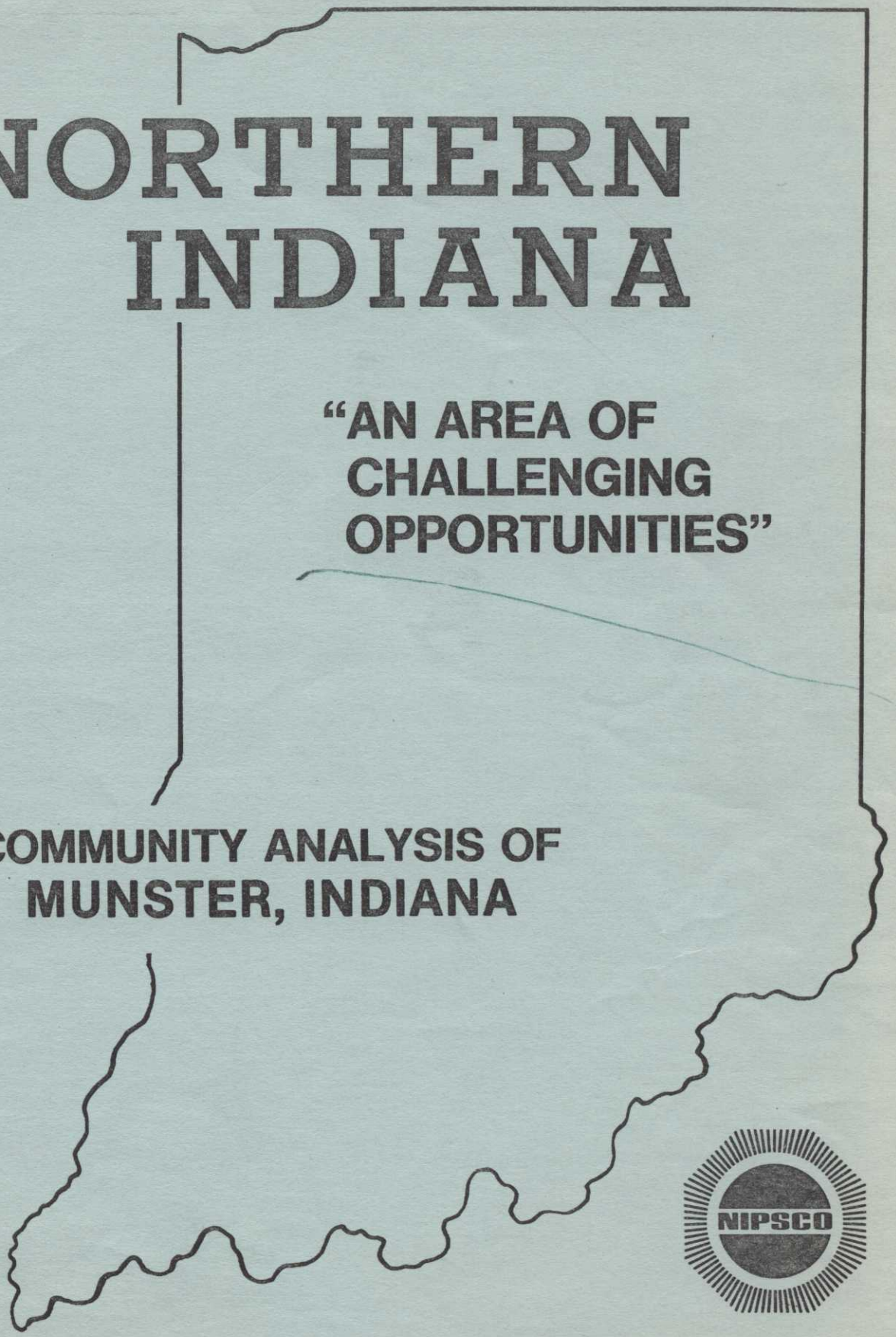
MUNSTER

INDIANA COLLECTION
Munster

NORTHERN INDIANA

"AN AREA OF CHALLENGING OPPORTUNITIES"

COMMUNITY ANALYSIS OF MUNSTER, INDIANA



NIPSCO

For further information contact: Manager of Area Development / Northern Indiana Public Service Co. / Hammond, Indiana

Community Analysis of MUNSTER, LAKE County, Indiana

LOCATION

(Distance And Direction To Four Major Cities) CHICAGO, ILLINOIS (NW) 27 MILES; INDIANAPOLIS, INDIANA (SE) 163 MILES; DETROIT, MICHIGAN (NE) 250 MILES; TOLEDO, OHIO (E) 212 MILES

POPULATION

	City	County	Percentages of City Population: White	Non-White	Foreign Born
1970 Census	16,514	546,253	100 %	-- %	1 %
1980 Census	20,671	522,965	96.7 %	3.3 %	1 %
1990 Projected Census	23,000	530,000	95 %	5 %	1 %

Standard Metropolitan Area (If Any) Hammond, Gary, E. Chicago Population Retail Trading Area 700,000

CLIMATE

	Average Temp. of	Month	Rain Inches	Snow Inches		
Coldest Month	FEBRUARY 26.9	Wettest Month	APRIL	7.84	--	No. Days Under 32° 126
Hottest Month	AUGUST 76.4	Driest Month	SEPTEMBER	1.09	--	No. Days Over 90° 26
Annual Average	51.4	Annual Total		42.05	52.5	Degree Days Per Year 6,127

Annual Average Clear Days 80 Partly Cloudy 95 Cloudy 190 Elevation 623

GOVERNMENT

Form And Organization TOWN BOARD (4 MEMBERS) & TOWN MANAGER Term Of Office 4 Yrs., Expires 12-31-83
Incorporated Or Unincorporated INCORPORATED Class (If Any) TOWN Area Within City 7.5 Square Mile
Annual Budget $ 3,047,690 (OPERATING) Primary Source(s) Of Revenue PROPERTY TAX AND STATE SHARED TAXES
Streets 80 miles Paved 100 % Black Top (X) Cement (X) Street Lights YES Type M. Vapor, H.P. Sodium
Bonded Indebtedness: City $ 865,000 (7-2-81), County $17,440,000 (7-2-81) Other *
Police Force: Regular 33 Special 2 Equipment 7 CARS
Fire Dept.: Regular 23 Volunteer 55 Equipment 4 PUMPERS, 2 AMBULANCES, 1 SNORKEL
Average Annual Number Of Calls 100 Fire Insurance Rating In Community 6
Is City Covered By Zoning Ordinances—Yes (X) No ( ) Territory Covered ENTIRE TOWN
Zoning Plans COMPREHENSIVE PLAN COMPLETED Master Plan: Yes (X) No ( )
Annexation Plans NONE
Sewerage Treatment Plant: Yes (X)** No ( ) Capacity 36M/GPD** Peak Demand 44M/GPD**
Area Covered By Plant 98% Sewer Use Charge YES Storm Sewers YES
Is Garbage Pick-up Provided? YES - TWICE WEEKLY/TRASH ONCE WEEKLY

TAXES

Total Rate Within City $14.00 Per $100 Valuation—Yr. Payable 1982 Assessed At 33-1/3 % (AVERAGE 20%) TRUE Value
Total Rates(s) For Surrounding Twp(s) CALUMET - $11.90; ROSS - $8.99; ST. JOHN - $14.00 Per $100 Valuation
State Retail Sales Tax 4 % State Gross Income Tax Or Adjusted Gross Income Tax ***
Unemployment Compensation Rate 0.3%-3.3% Experience Rating Claimant's Benefits $84-$141; 26 WEEKS MAXIMUM
Workmen's Compensation Rate EMPLOYER'S LIABILITY Benefits 66-2/3% OF WEEKLY WAGE; $140 MAXIMUM
Exemptions (Homestead—Veterans—Mortgage) $1,000 (INDIVIDUAL) Special Taxes ****
Exemptions (Industrial) $1,000 GROSS INCOME City Or Twp Tax Rate Trend Last Five Years *****
Corporate Franchise Tax NONE Machinery, Equipment, Inventory Tax PROPERTY TAX
Corporation Organization Fee ******

HOUSING

Total Homes In Community 6,883 Owner Occupied 95 % Average Lot Size 75' X 150'
New Units Constructed Last Three Years: Houses 400 Cost/Sq. Ft. 50 Apartments 250
Houses For Sale SEVERAL Price Range $80,000-$250,000 Apartments For Sale NONE Price --
Houses For Rent NONE Price Range -- Apartments For Rent 20 Price $300 - $450
Name Of Hotel(s) NONE Total Rooms -- Number Of Motels 2 Total Units 40

HEALTH AND WELFARE

Name Of Hospital(s) Our Lady of Mercy, Dyer; Munster Community, Munster; St. Margaret, Hammond Total Number Of Beds 1,263
Number Of Doctors 164 Number Of Dentists 35 Number Of Ambulances Available 2
Number Of Nursing Homes 1 Other Special Health Facilities Hammond Clinic, Jones Clinic, Broadmoor Clinic

Prepared By: NORTHERN INDIANA PUBLIC SERVICE COMPANY

EDUCATION

No. Elementary Schools 3 Total Enrollment 1,189 Grades Included KINDERGARTEN - 5
No. Junior High Schools 1 Total Enrollment 793 Grades Included 6 - 8
No. High Schools 1 Total Enrollment 1,497 Grades Included 9 - 12
Total No. Of Teachers 210 Pupil To Teacher Ratio: Elementary 30 Jr. High 18 High 23
Certification Requirement Of Teachers BACHELOR DEGREE-INDIANA LICENSE Cost Of Education Per Pupil $ 1,434
No. Of Parochial Schools 1 Total Enrollment 759 Grades Included 1 - 8
No. Of Private Schools NONE Total Enrollment --- Grades Included --
Vocational Training Facilities NONE
College And Universities (Nearest)
Liberal Arts Indiana University Northwest, Gary; Calumet College, Hammond; Valparaiso University, Valparaiso
Engineering Purdue University Calumet, Hammond; Valparaiso Technical Institute, Valparaiso University, Valparaiso
Business Administration Indiana University Northwest, Purdue University Calumet
Graduate Schools Valparaiso University, Indiana University Northwest, Purdue University Calumet
Research Labs And Institutions Inland Steel Research Lab

CIVIC AND RECREATIONAL

Major Civic Organizations ROTARY, KIWANIS, LIONS, JAYCEES, CHAMBER OF COMMERCE
No. Of Churches: Protestant 10 Catholic 1 Jewish -- Other --
Main Cultural Attractions CHICAGO AREA
Library(s) No. Volumes: Technical ******* Total 40,000 Parks: City 14 State NONE
Golf Courses: City NONE Private 1 Sports: High School YES College YES Prof. CHICAGO
No. Nearby Lakes 2 Rivers 1 Bowling Alleys 1 Theaters NONE

AREA RESOURCES

Is Ample Supply Of Water Available? Yes (X) No ( ) Source LAKE MICHIGAN Future Supply LAKE MICHIGAN
Is There A Water Pollution Ordinance? Yes ( ) No (X) Air Pollution Ordinance? Yes (X) No ( )
Mineral Resources NONE Agricultural And Forest Products ALL FARM PRODUCTS
Average Annual Market Value Of Farm Products Sold In LAKE County $ 30,402,000 (1978)

LABOR MARKET (LAKE AND PORTER COUNTIES)

Present Employment	Male	Female
Manufacturing	74,900	18,700
Non Manufacturing	121,220	38,280
Government	15,696	17,004

% Mfg. Workers In Union 95
Unemployment 13.5 % Labor Force
State Right To Work Law: Yes ( ) No (X)
Strikes (Past Five Yrs.) Mobile Oil, U.S. Reduction, Union Tank Car, Blaw Knox, Combustion Engineering, NIPSCO
Workers Involved NA Man Days Idle NA Labor Force Available: Male 17,000 Female 5,000

Average Hourly Wage Rates:

	Male		Female	
Skilled	$ 11.00 +	To $ 11.00 +	$ 6.45	To $ 10.00 +
Semi-Skilled	$ 9.85	To $ 11.00 +	$ 5.55	To $ 9.58
Un-Skilled	$ 8.28	To $ 9.25	$ 5.55	To $ 9.10
Clerical	$ 5.55	To $ 10.00	$ 3.50	To $ 9.00

INDUSTRY

Local Industries

Firm	Product	No. of Empl. Male	Female
PEPSI COLA GENERAL BOTTLERS, INC.	Soft Drinks	100	249
AMERICAN BRICK YARD	Bricks	50	99
MUNSTER STEEL CO., INC.	Steel Fabricators	65	3

Plant Closings Last Five Years And Reasons NONE

Plant Openings Last Five Years NONE

Government Installations In Area NONE

INDUSTRIAL SITES AND BLDGS

Sites Available: Deepwater -- Riverfront -- Airport -- Highway YES Zoned Sites 1 Undeveloped Sites --
Present Or Planned Industrial Park(s) 1 Total Acreage Of Park(s) 400 Available Acreage 400
Price Range Of Various Sites: $ 30,000 Per Acre To $ 60,000 Per Acre
Site Data Available: Aerial Photos (X) Site Maps (X) Topographic Maps (X) Test Boring Reports ( )
Available Vacant Buildings (No. And Square Foot Size) NONE
Can Financing Of Industrial Building Be Arranged? YES On What Basis? LEASE OR LEASE/PURCHASE
Local Development Organization(s) ECONOMIC DEVELOPMENT COMMISSION
Contact (Name, Address, Phone) MR. ERIC ANDERSON, TOWN MANAGER, 805 RIDGE ROAD, MUNSTER, INDIANA 46321
PHONE: (219) 836-8810

UTILITIES

Electric Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( ) REMC ( )
Average Industrial Power Cost per KWH Rates on Request ¢ KWH Capacity SYSTEM WIDE Peak SYSTEM
Gas Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( )
Average Industrial Gas Rate Per Therm. RATES ON REQUEST ¢ BTU Content 1,020 Pr/Cubic Foot
Is Gas Available For Industrial Space Heating? Yes (X) No ( ) Limitations If Any SUBJECT TO SIZE
Water Service By TOWN OF MUNSTER (PURCHASED FROM HAMMOND) Private ( ) Municipal (X)
Pumping Capacity AS REQUIRED Gal./Day: Peak Demand 6.2 MILLION Gal./Day: Source LAKE MICHIGAN
Average Industrial Water Rate Per M/Gal./Mo. RATES ON REQUEST ¢ Total Hardness (Parts/Million) 7.8 GRAINS
Telephone Company That Serves Area INDIANA BELL TELEPHONE COMPANY
Average Delivered Price Of Coal/Ton For Industrial Use $100 BTU Rating 12,000/LB
Average Delivered Price Of Oil/Gal. For Industrial Use: NOT QUOTED ¢ Grade 2 BTU Rating 150,000/GAL.

COMMUNICATIONS

Newspaper(s): Daily THE TIMES Weekly SUN JOURNAL
Circulation 70,000 Radio Stations: AM WJOB, WLTH, WWCA FM WYCA, WLNR
TV: VHF CH. 2, 5, 7, 9, 11 - CHICAGO UHF CH. 26, 32, 44 - CHICAGO CH. 50 - ST. JOHN Outside Radio Received CHICAGO
Outside Newspapers Chicago, Gary Outside TV ALL CHANNELS FROM CHICAGO

TRANSPORTATION

Highway Route Numbers: Toll Road -- Interstate I-80, I-94 U.S. #41, #30 State #152, #912
Distance To: Toll Road I-90 5 Miles, Interstate Route # I-80, I-94 0 Miles, U.S. # 30 4 Miles
State Highway Load Limits 80,000 LBS. GROSS (1-1-82) Lbs., Truck Clearances, If Any 13'6" Feet
Rail Lines: C & O, Grand Trunk Western, CONRAIL (Erie & Penn Central) Distance To Main Line 0 Miles
Services Or Trips Daily: Freight YES Passenger NONE Reciprocal Switching: Yes (X) No ( )
Truck: No. Of Lines Several No. Of Terminals -- Overnight Service To MAJOR CITIES WITHIN 200 MILES
Airport: GRIFFITH, GARY Nearest Major Airport O'HARE, CHICAGO
Runway(s) Length GRIFFITH-2,400 FT.; GARY-7,000 FT. Flights Per Day No. Sch. # Of No Flight Days --
Is Charter Service Available? Yes (X) No ( ) Radar, Lights Etc. Yes (X) No ( )
Bus: Inter-City Lines GREYHOUND, TRAILWAYS Intra-City Line NONE
On Navigable Water? Yes ( ) No (X) If Yes, Channel Depth --

FINANCIAL INSTITUTIONS

Bank(s) Calumet National Bank, Hoosier State Bank, Mercantile National Bank, Gary National Bank, 1st Natl. Bank of E.C.
Assets $219,396,484; $303,209,529; $248,884,906; $637,012,540; $188,951,427 Prevailing Interest Rates Varies %
Savings And Loan Associations American Savings & Loan; Citizen's Fed. S & L; First Federal S & L of East Chicago
Assets $52,533,402; Available Upon Request Prevailing Interest Rates Varies %

REMARKS: (Use This Space To Explain Items Which Are Believed To Deserve Special Consideration Or To Elaborate On Items Covered In Analysis.)

* $2,976,000-Water; $8,850,000-Public Library; $427,000-Park District; $150,000-Hammond Public Library; $16,737,000-Hammond Sanitary District; $1,090,000-Park District; $5,000,000-Munster Municipal Center Corp.; $4,215,000-School Building Corporation (7-2-81)

** Munster is part of Hammond Sanitary District - Treatment plant capacity to be increased to 48M/GPD

*** Corporate gross income tax - 0.325% - 1.3% or adjusted gross - 3%; supplemental net income tax - 3%

**** Intangible Tax (5¢ per $20.00 Value)

***** Tax Rate Trend: (81) $12.65; (80) $11.64; (79) $14.47; (78) $14.90; (77) $14.51

****** From 2¢ down to .2 of a cent based upon the number of shares authorized - $36.00 minimum including certificate; $15.00 fee for filing annual reports

******* Lake County Library System - 100,000 Technical; 300,000 Total Volumes; Number at Branches Not Available